Copied from the Tracing 5/1/97

# BRIDGEFIELD ADDITION
## WICHITA, SEDGWICK COUNTY, KANSAS

- ● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
- ○ = 1/2" IRON IN THIMBLE (FOUND)
- ⊘ = ½ REBAR W/ "SRB" CAP (FOUND)
- × = CROSS (FOUND)
- ✖ = 3/4" IRON W/ "PEC" CAP (FOUND)
- □ = LEAD PLUG FLUSH IN CONC. PAVEMENT

(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES | | | |
|---|---|---|---|
| LOT | BLOCK | ELEVATION M.S.L. | ELEVATION CITY DATUM |
| 10,13 | D | 1355.0 | 167.6 |
| 9,14 | D | 1353.0 | 165.6 |
| 4,15 | D | 1351.0 | 163.6 |
| 3,16 | D | 1350.0 | 162.6 |
| 1,2,17 | D | 1348.0 | 160.6 |
| 18,19 | D | 1346.0 | 158.6 |
| 21 | D | 1345.0 | 157.6 |
| 17 | B | 1343.0 | 155.6 |
| 1 | C | 1343.0 | 155.6 |
| 5 | C | 1341.0 | 153.6 |
| 6,7 | C | 1340.0 | 152.6 |

BENCHMARK:
"T" CUT ON TRAFFIC SIGNAL POLE SE CORNER 127TH AND CENTRAL
ELEV. = 1368.50 M.S.L.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BRIDGEFIELD ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract in the NW1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the NW Corner of said NW1/4; thence N88°49'35"E along the north line of said NW1/4, 863.28 feet for a place of beginning; thence S01°10'25"E, 50 feet to a point on the easterly right-of-way line of the K-96 Bypass as condemned in Case No. 91C 768, said point being 863.57 feet east of the west line of said NW1/4 as measured at right angles to said west line; thence S40°04'44"E along said right-of-way line, 589.98 feet; thence S49°35'57"E along said right-of-way line, 661.36 feet; thence S29°28'04"E along said right-of-way line, 998.59 feet; thence S50°56'41"E along said right-of-way line, 567.02 feet to the east line of said NW1/4; thence N00°52'43"W along the east line of said NW1/4, 2193.51 feet to the NE Corner of said NW1/4; thence S88°49'35"W along the north line of said NW1/4, 1782.82 feet to the place of beginning, EXCEPT the north 60 feet thereof for right-of-way for Central Avenue.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey LS-814 1-23-97 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED LS-814 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets to be known as "BRIDGEFIELD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The emergency access easement is hereby granted as indicated for emergency access purposes. No walls, buildings, or other obstructions shall be constructed or placed on or within this easement except for a gate to be approved by the City of Wichita Fire Department. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for berms, landscaping, irrigation, utilities as confined to easements, parking, and emergency access purposes as confined to easement. Reserve "B" is hereby reserved for berms, landscaping, irrigation, gazebos, parking, water features, signage, limited recreational facilities, sidewalks and lighting. Reserves "C", "E", "I" and "K" are hereby reserved for entry signs, lighting, landscaping, berms, irrigation, sidewalks, entry features, and screening walls. Reserves "D", "F", and "J" are hereby reserved for signage, irrigation, landscaping, lighting, streets, and utilities. Reserves "G" and "H" are hereby reserved for drainage, drainage structures, utilities as confined to easements, landscaping, sidewalks, irrigation, and gazebos. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K" shall be owned and maintained by the Homeowners Association for the addition. All abutters rights of access to or from Central Avenue shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from K-96 Highway are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Scott Developers, L.L.C.

Donald N. Scott, MANAGER
Donald N. Scott

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24TH day of APRIL, 1997, by Donald N. Scott, MANAGER (Title) of Scott Developers, L.L.C., on behalf of the company.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

This plat of "BRIDGEFIELD ADDITION, Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 27th day of March, 1997.

Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

_____ Chairman
John C. Frye

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of sanitory sewer districts within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide sanitary sewer service to this area, this _____ day of _____, 1997.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1997.

_____ County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1997, at _____ o'clock ___ M; and is duly recorded.

_____ Register of Deeds
Larry Consolver

_____ Deputy
Michael D. Hurtt

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BRIDGEFIELD ADDITION", Wichita, Sedgwick County, Kansas.

Prairie State Bank

Randall D. Craven, SVP
RANDALL D. CRAVEN (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24TH day of APRIL 1997, by RANDALL D. CRAVEN, S.V.P. (Title) of Prairie State Bank, on behalf of the bank.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 31, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 96-85 -- BRIDGEFIELD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 27, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 21, 1997.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:lfb

cc: Attn.: Don and Pat Scott, Scott Developers, L.C., 21 Scottsdale, Wichita, KS 67230
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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March 21, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D - 96-85 - BRIDGEFIELD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to the following:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed (this annexation has been approved by the City Council).

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.

D. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on at least one side of all through, non-cul-de-sac streets. This is, however, to include the street stub at the plat's eastern property line, and Gateway (Circle) as it extends south of Bridgefield (Drive).

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. The applicant shall guarantee construction of the storm sewers required by this plat.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.

H. On the final plat tracing, the platter's text shall specifically note that the access control to Central, as shown on the face of the plat, is "being dedicated to the City of Wichita."

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "Parking Strip" located between this site's north property line and driving surface for Central.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32 or 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

M. On the final plat tracing, the parking areas intended for Reserve B shall be shown on the plat as "parking easements." The size, location, etc. of these easements shall comply with the conditions noted in MAPC policy statement 13 for such parking areas. The platter's text shall also reference the platting of these easements.

N. As indicated by the Fire Department "Bridgefield Circle" needs to be renamed. The use of Bridgefield Place and Bridgefield Place Court for certain segments of this street may be considered. Prior to submitting the final plat tracing, the applicant should confirm with the Fire Department the appropriate name(s). Also, as requested by the Fire Department, the street name Hawthorne shall be used instead of Bridgefield east of Lot 1, Block C (from this lot's west lot line).

O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

S. As indicated by this plat's drainage concept, drainage will be occurring onto K-96. A letter shall therefore be provided from KDOT indicating their agreement to accept such drainage.

T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. As requested by City Engineering, the drainage and utility easements in the center of Block D, shall be expanded sufficiently to handle both drainage and the utilities intending to be located in these easements.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted, and forms for the bond and irrevocable Letter of Credit, are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL\lfb

Enclosure: Marked Copy of plat

cc: Attn.: Don and Pat Scott, Scott Developers, L.C., 21 Scottsdale, Wichita, KS 67230
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3-3**
**March 27, 1997**

## STAFF REPORT
**(Final Plat Approved 3/20/97, Preliminary Plat-Approved 2/20/97)**

**CASE NUMBER:** S/D 96-85 BRIDGEFIELD ADDITION

**OWNER/APPLICANT:** Attn: Don and Pat Scott, Scott Developers, L.C.
21 Scottsdale, Wichita, KS 67230

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** South of Central and east of 127th Street East

**SITE SIZE:** 43.5 Acres

**NUMBER OF LOTS**

| | |
|---|---|
| Residential: | 79 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 79 |

**MINIMUM LOT AREA:** 7,000 sq. ft.

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:**

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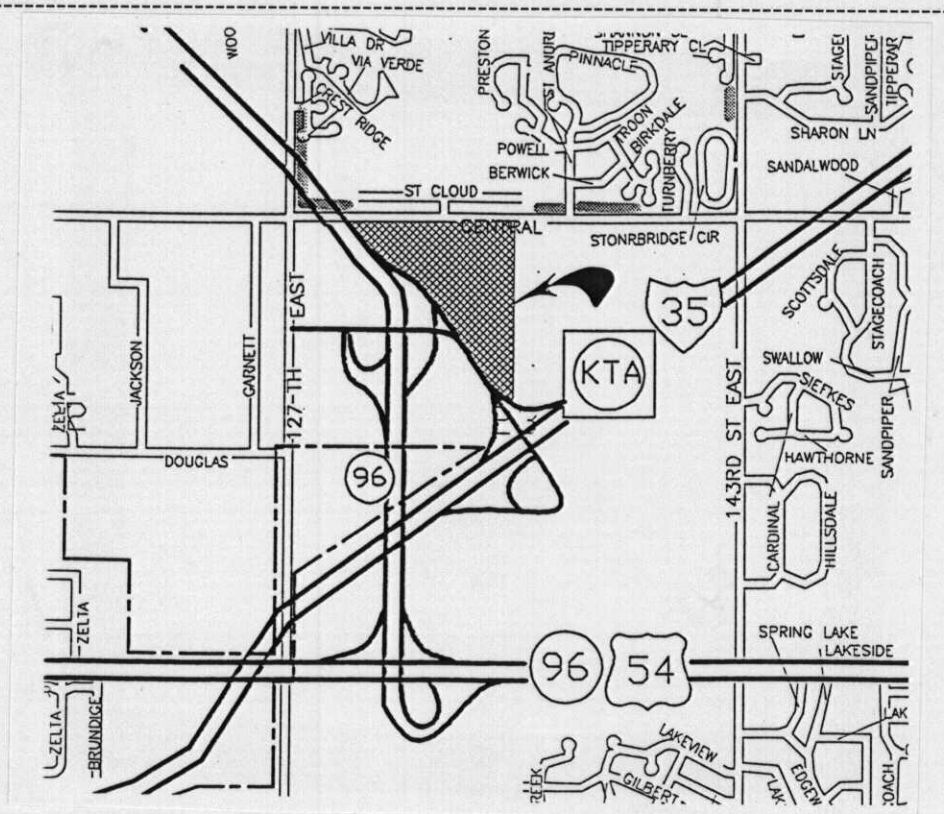
**VICINITY MAP:**



STAFF COMMENTS:

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